

Add. Information

The Planning Department,  
South Dublin County Council,  
County Hall,  
Tallaght,  
Dublin 24,  
D24 YNN5

LAND USE, PLANNING  
& TRANSPORTATION DEPT.  
14 DEC 2022



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8<sup>th</sup> December, 2022.

Project **37 Pairc Mhuire, Saggart, Co. Dublin. D24Y791**

Client **Conor & Catherine Brady**

Planning Reference No. **SD22B/0169**

Description **construction of**  
**1/ Two storey**  
**kitchen/dining/living/bedroom**  
**extension to side.**  
**2/ Porch extension to front.**  
**3/ Detached garage to side, and all**  
**associated site works.**

Stage **Reply – additional information request**

Dear Sir or Madam,

Further to a request for additional information on the above project,  
please find enclosed the following drawings & information:

- 1. 54-07-01a – Revised Plans, Elevations & Site Plans**
- 2. 54-07-03 – Proposed drainage and section B-B (Through percolation area)**

Item 1. Re-design

*The Applicant is requested to provide amended elevational and plan drawings demonstrating the addition of at least one window to the western elevation at first floor level of the proposed two storey side extension, as it would result in increased passive surveillance to the adjacent public realm.*

Please find amended drawings indicating the inclusion of a window to the first floor gable elevation as requested.

Item 2. Irish Water

*The Report of Irish Water has indicated a concern that the proposed development is located directly beside and potentially directly over a 150mm public wastewater sewer which traverses the site according to Irish Water record maps. Irish Water Standard Details for Wastewater Infrastructure require 3m clear distance from a sewer of this size. The Applicant is therefore requested to engage with Irish Water's diversions section to assess feasibility of existing design and an alternative design which accommodates Irish Water's minimum required separation distances from public infrastructure. The Applicant is also requested to provide details of the outcome of this engagement with Irish*

*Water's diversions and, if necessary, provide a complete set of drawings showing any resulting amendments to the proposed development.*

Please see details of correspondence with Mr. David Lee, Irish Water, included with this resubmission. On his recommendation, we have made an official application to Irish Waters diversions team. We have indicated a revised drainage layout indicating the omission of a portion of the first leg of the local authority foul drain on our drawings.

### Item 3. Drainage and Water Services Infrastructure

*The Applicant is requested to provide the following information in relation to the proposed drainage and water services infrastructure for the proposed development: (a) Submit a drawing showing existing and proposed foul water drainage layouts up to and including the point of connection to the public foul water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the public watermains and Wastewater drainage networks may be obtained, if available, for required locations in by emailing: [datarequests@water.ie](mailto:datarequests@water.ie). (b) Submit a drawing showing existing and proposed surface water drainage layouts up to and including the point of connection to the public surface water sewer. The drawing shall include the location of all Aj's, manholes, pipe size, material type and direction of flow. The drawing shall clearly show that the foul and surface water systems are discharging to separate pipe networks. Maps of the mains foul and surface water drainage networks may be obtained, if available, for required locations in South Dublin County Council by emailing: [servicemaps@sdblincoco.ie](mailto:servicemaps@sdblincoco.ie). (c) Submit a drawing in plan and cross sectional views clearly showing proposed Sustainable Drainage Systems (SuDS) features for the development.*

We note from a survey of the property, that the storm water from the dwelling appears to discharge via a surface gully to the road at the front, onto the public footpath. On this basis we are proposing to divert all existing storm water discharge from both the existing dwelling, and proposed extensions to a new storm water soakaway in the rear garden of the property. Please see drawings, and sectional detail of proposed soakaway included with this resubmission. This will comply with Sustainable Drainage Systems (SuDS) features for the development.



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We hope the information given is adequate for you to reach an affirmative decision. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

Handwritten signature of Roger Bell.

Roger Bell dip.arch.tech.BSc CAD RIAI(arch.tech.)MCIAT MSCSI/MRICS MCIQB